
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	528 4th Street, S. E.	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	February 24, 2022	<input type="checkbox"/> New Construction
Case Number:	22-145	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Sarah Struble and Matthew Handverger, with plans prepared by Beth N. Davis, seek concept review for a cladding material change at a property located in the Capitol Hill Historic District.



Property Description

528 4th Street S.E. is a semi-detached two-story frame dwelling that appears in the 1874 Faehztz and Pratt Real Estate Directory. The three-bay wide home is on an elevated berm adjacent to a through-block alley.

Proposal

The existing siding boards are proposed to be removed and replaced by a seven-inch smooth Hardie board siding on the three exposed elevations. The window trim would be a four-inch Hardie board. And the exterior framing at the outer corners, fascia, and water table would be a six-inch Hardie board. The existing cornice and door surround trim are not proposed for replacement.



Evaluation

Based on the age and style of this building, it most likely had wood siding originally. The size of the building, scale of the trim, and refined door surround indicates this would have been siding with a narrower reveal than some of the more humble buildings of the same age that had larger rough-hewn siding boards.

The Board and HPO staff have consistently recommended against the use of Hardie and other fiber-cement board siding products on street-facing elevations except in instances where there is a clear hierarchy of a smaller rear addition on a corner property, like an enclosed sleeping porch.

Fiber-cement board siding does not match the shadow lines, depth, and natural irregularity of natural wood siding and trim material. The difference is discernable even from the sidewalk at a distance and thus has an impact on the overall experience of the historic district. While fiber cement board siding has regularly been found appropriate on rear elevations and rear additions, it has not been found compatible for use on the front or visible side elevations of contributing historic buildings.

Recommendation

The HPO recommends the Board recommend revising the siding and window trim material for the front and side elevations to wood.

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